This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Info:

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ADDRESS NEW OWNER:
Brandon and Haley Devlin
1404 Winding Way Road
Nashville, TN 37216

SEND TAX BILL TO:
Brandon Devlin
2305 Greenwood Ave
Nashville, TN 37206

Map & Parcel 06108019800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dream House LLC, A Tennessee Limited Liability Co.**, a 50% undivided interest and, **Family Trust Services, LLC, A Tennessee Limited Liability Co.**, a 50% undivided interest, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brandon Matthew Devlin and Haley Jo Devlin, husband and wife**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being Lot No. 13 of Block "H" on the Plan of Jackson Park, Section 3, not of record, described according to a survey by W. B. Southgate, Surveyor in 1930, as follows; Beginning at a point in the southerly margin of Winding Way, at the corner of Lots No. 13 and 14; thence with the line between said lots; southwardly 320 feet to the northerly line of Lot No. 20; thence with the northerly line of Lots Nos. 9 and 20, westwardly 160 feet to the corner of Lots No. 12 and 13; thence with the line between lots northerly 320 feet to the southerly margin of Winding Way; thence with the southerly margin of Winding Way, eastwardly 200 feet to the beginning.

Being the same property conveyed to Dream House LLC., A Tennessee Limited Liability Co., , a 50% undivided interest and Family Trust Services, LLC, , a 50% undivided interest , by deed from Nancy V. Rayburn, dated May 21st, 2015, of record in Instrument No. 20150527-0048596, Register's Office for Davidson County, Tennessee.

This is improved property known as 1404 Winding Way Rd., Nashville, Tennessee 37216.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter that may affect the premises said Register's Office.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5th day of August , 2015 .

Dream House LLC., A Tennessee Limited Liability Co., a 50% undivided interest

By: Lee Turley, Managing Member

Family Trust Services, LLC,* a 50% undivided interest
*A Tennessee Limited Liability Co.

By: Scott Stephens, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Lee Turley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Managing Member of Dream House LLC., A Tennessee Limited Liability Co., the within named bargainor, a company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer.

WITNESS my hand and official seal at office this 5th day of August, 2015 .

NOTARY PUBLIC
My Commission Expires: June 25, 2019

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Scott Stephens, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Managing Member of Family Trust Services, LLC,* the within named bargainor, a company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer. *A Tennessee Limited Liability Co.

WITNESS my hand and official seal at office this 5th day of August, 2015 .

NOTARY PUBLIC
My Commission Expires: June 25, 2019

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $342,220.00 .

AFFIANT

Subscribed and sworn to before me on this 5th day of August, 2015 .

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY